

MINUTES OF A WORK SESSION AND
VINEYARD CITY COUNCIL MEETING
City Hall, 240 East Gammon Road, Vineyard Utah
AUGUST 24, 2016 AT 6:06 PM

6:06 PM WORK SESSION WITH STAFF

Present

Absent

Mayor Randy Farnworth
Councilmember Tyce Flake
Councilmember Julie Fullmer
Councilmember Dale Goodman
Councilmember Nate Riley

Staff Present: Public Works Director/Engineer Don Overson, Building Official George Reid, Community Development Director Morgan Brim, Planning Commission Chair Chris Judd, City Clerk/Recorder Pamela Spencer, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Garrett Dutson, Water and Wastewater Systems Manager Sullivan Love, Community Development Technician Elizabeth Hart.

Others Present: Stephen Berry with Franklin Discovery Academy, James Doolin with Vertical Development LLC, Douglas Weight and Bill West with Knight West Construction.

Work Session: Mayor Farnworth opened the work session at 6:06 PM.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Chris Judd – Chair Judd reported on the business items on the agenda. He added that the Planning Commission recommended approval. He mentioned that they had a public hearing for the zoning text amendment and that it would be on the agenda for approval at the next Planning Commission meeting.

MONTHLY BUILDING ACTIVITY REPORT: Building Official George Reid

Mr. Reid reviewed his report with the Council. Statistics for July:

- \$68,517 estimated revenue – \$274,361 actual revenue
- 127 Permits issued in July - 88 single family, 4 multifamily and 35 other permits
- 25 applications received
- 59 applications in review
- 116 plans approved
- 409 active construction sites
- 581 total inspections

COUNCILMEMBERS' REPORTS

Councilmember Dale Goodman – Councilmember Goodman reported that TSSD had several internal projects they were working on and that there were projects in the northwest part of the valley that would require them to expand their collection system.

Councilmember Tyce Flake – Councilmember Flake reminded council of the Utah League of Cities and Towns conference in September and to let Mr. McHargue know if they wanted to attend.

Councilmember Nate Riley – Councilmember Riley had no new items to report.

Councilmember Julie Fullmer – Councilmember Fullmer reported that the Youth Council was working on having each member attend a City Council meeting. She reported on branding, and noted that they were meeting with Civic Plus which offers a media app called Civic Ready, that would be geographically targeted to send out notifications in the event of flooding or other problems. She added that it would allow residents to email the city directly with concerns. They were still working on pricing and determining if the new website would fit the city's needs. She explained that she was working with Ms. Rimal on the monitoring of the social media sites. They had received a lot of feedback about people wanting to be more involved in the city. She said that she posted a survey and received several responses. Councilmember Fullmer mentioned that she held an open house on the Walmart RDA proposal, so that citizens could come and get their questions answered. She added that she wanted to come up with a way to hold more open houses.

MAYOR'S REPORT

Mayor Farnworth reported that North Pointe voted to purchase the landfill. He stated that there were two other entities that still needed vote on it. This should save residents on tipping fees.

ITEMS REQUESTED FOR FUTURE AGENDAS

- Franklin Discovery Academy evacuation plan – approved for the next agenda
- Freedom Preparatory Academy evacuation plan – approved for the next agenda
- Planning Commission start time change to 6:30 PM – approved for the next agenda
- *Amend the Municipal Code Chapter 9* – Ms. Spencer explained that there was nothing written in the code for late fees or penalties if business owners did not obtain a business license other than in the "solicitors" section. She added that the consolidated fee schedule listed a late fee. – approved for the next agenda

Items already discussed for future agendas:

- Zoning Ordinance Text Amendments –public hearing tentatively set for September 14
- Branding – on agenda for September 28

AGENDA REVIEW

6.3 CDBG Program Interlocal Agreement – Mayor Farnworth explained that the interlocal agreement with Utah County would allow the city to participate in the CDBG application process.

Redevelopment Agency Agenda Review – Mayor Farnworth briefly reviewed the RDA agenda. He mentioned that Anderson Geneva had met individually with council and staff. Mr. Brim stated that staff would like the Board to look at the other applications separate from the Walmart application.

Mayor Farnworth explained that Anderson Geneva had stated that they had no problem with staff working directly with Walmart. He explained that they had already given Anderson Geneva a budget line item for concrete removal, however this request was to remove the concrete down eight (8) feet on the proposed Walmart site.

Council took a break at 6:31 PM.

6:40 PM REGULAR SESSION

Present

Absent

Mayor Randy Farnworth
Councilmember Tyce Flake
Councilmember Julie Fullmer
Councilmember Dale Goodman
Councilmember Nate Riley

Staff Present: Public Works Director/Engineer Don Overson, Building Official George Reid, Community Development Director Morgan Brim, Planning Commission Chair Chris Judd, City Clerk/Recorder Pamela Spencer, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Garrett Dutson, Water and Wastewater Systems Manager Sullivan Love, Community Development Technician Elizabeth Hart.

Others Present: Residents Sarah Williams, Cristy Welsh, Douglas Weight and Bill West with Knight West Construction, Stewart Park with Anderson Geneva, James Doolin with Vertical Development LLC.

Mayor Farnworth opened the regular session at 6:40 PM. The invocation was given by Councilmember Fullmer.

CONSENT ITEMS:

- a) Approval of the August 10, 2016 meeting minutes
- b) Approval of Stewart Park with Anderson Geneva as a member of the Heritage Commission
- c) Approval of the Final Plat for the Willows Plat B

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

STAFF REPORTS

Public Works Director /Engineer– Don Overson – Mr. Overson reported that the overpass design was at 30 percent. He hoped to have a final plan by December. He said that he would be meeting with UDOT about the intersection at Geneva Road and 400 North and also the widening of Geneva Road to 1600 North. He mentioned that UDOT was in the process of doing a corridor study.

Attorney – David Church – Mr. Church was excused.

Utah County Sheriff's Department – Deputy Collin Gordon – Deputy Gordon was excused. Deputy Garrett Dutson was present. He had no new items to report.

Community Development Director – Morgan Brim – Mr. Brim introduced the new Community Development Technician Elizabeth Hart and explained her responsibilities. He reported that he and Mr. Overson met with UVU who presented their proposed plan for the future development of the land they owned in Vineyard. He mentioned that they would be working with UVU on the coordination of their infrastructure and roadway placement.

Finance Director – Jacob McHargue – Mr. McHargue reported that the URS Compliance Report was in the Dropbox for council to review. He said that there were a few items that URS wanted the city to work on. He added that he had fixed those items. He reported that the current Treasurer was leaving at the end of the week and that he would be holding interviews this week to fill that position.

City Clerk/Recorder – Pamela Spencer – Ms. Spencer had no new items to report.

Building Official – George Reid – Mr. Reid reported that he would be contracting with a third party plan review company for commercial buildings. He said that they would be posting an opening for a junior inspector. He reported that both of his inspectors had been awarded scholarships to attend the code hearings in Kansas City. He said that they would be representing Vineyard and the State of Utah for the 2021 code changes.

OPEN SESSION: *Citizens' Comments*

Resident Sarah Williams living in the LeCheminant subdivision expressed concerned with the crosswalks going to Franklin Discovery Academy (Franklin). She said that there were crossing guards on Tuesday and then none today and wanted to know what would be happening there.

Mr. McHargue replied that he and Mr. Overson met with Franklin and they were working out the problem. Mr. Overson said that Franklin had asked the city to fill three (3) crossing guard positions. He explained that the city did not have the funding for all three (3) but could provide one (1) crossing guard at the Holdaway Road and Center Street crossing. He said that Franklin asked about the crossing at LeCheminant. He explained that the city had the two (2) flashing lights but they would have to go through a warrant study to determine if they could use them. He said that if the study showed that it did warrant them, they could put them in on Center Street and Vineyard Road, but they did not have the funds to have two (2) crossing guards. He said that they discussed the possibility of Franklin providing parents to do the second crossing and that they would have to be certified as crossing guards.

Ms. Williams asked if the crosswalk could be put at an angle so that they only needed one (1) crossing guard at that location. Mr. Overson replied that a mid-block crossing was not a safe place and they tried to put the crossing at intersection where people tend to slow down. He added that a t-intersection did not count as an intersection. Ms. Williams mentioned that she was on the PTA board and they would be willing to staff the second crosswalk. Mr. Overson said that they had the lights but needed to do the warrant study before they could install them. He added that he could start the warrant study next week and then needed the bases installed.

Ms. Williams asked who controlled the hours that the lights would be flashing. Mr. Overson replied that the crossing guards would control the lights. Ms. Williams stated that students started

school anytime from 7:30 AM until 11:00 AM. Mr. McHargue explained that they had talked with Franklin to determine when they had the highest percentage of students starting school and that would be when the crossing guards would be there and the lights would be flashing.

Mayor Farnworth called for further questions. Hearing none, he closed the public session.

BUSINESS ITEMS:

6.1 DISCUSSION AND ACTION – FKW Properties

Knight West Construction is requesting approval of preliminary plat and site plan applications for an 88,000 square foot office/warehouse building on a 4-acre parcel located at approximately 293 E. 1600 N. Vineyard. The Mayor and City Council will take appropriate action.

Mayor Farnworth turned the time over to Douglas Weight with Knight West Construction.

Mr. Weight explained their request to subdivide the property into three (3) different lots. He went over their site plan. He mentioned that for the landscaping requirements they would be including a three-foot berm. He said that it had been suggested that they make the parking stalls larger. Mr. Brim explained that the changes would be made on the final plat. Councilmember Riley asked about the adjustment to the lighting plan. Mr. Brim replied that lighting would be on the buildings. He added that staff and Planning Commission were recommending approval.

Mayor Farnworth called for further comments. Stewart Park with Anderson Geneva stated that the Eastlake Industrial Park Committee had not approved their plan. He added that they were concerned with the condominiumizing of the property. He asked that if Council were to approve their request, that it be approved as “commercial condominiums”, so that Anderson Geneva would be able to enforce their HOA. Mr. Brim explained that this issue was between the property owners and that the city did not enforce CC&Rs or agreements between property owners. Councilmember Fullmer asked what the HOA meant for the city. Mayor Farnworth replied that it was a private issue and the city did not enforce them. Mr. Weight explained that the intent was not to do the site as condominiums, but as a Planned Unit Development (PUD) with three (3) separate owners sharing access to the buildings. Mr. Park was concerned that the challenge would be having it as condominiums and enforcing the HOA’s CC&Rs with individual owners. Bill West with Knight West Construction replied that they would not be condominiums.

Mayor Farnworth explained that if the Zoning Ordinance stated that it was a permitted use the city had to approve it.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED APPROVE FKW PROPERTIES PLAT “A” PRELIMINARY PLAT AND ASSOCIATED SITE PLAN WITH THE FOLLOWING FINDINGS AND CONDITIONS:

FINDINGS:

1. WITH THE CONDITIONS BELOW, THE PROPOSED PLAT AND SITE PLAN MEET THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES.

CONDITIONS:

1. THE APPLICANT SHALL SUBMIT A FINAL SITE PLAN AT THE TIME OF BUILDING PERMIT SUBMITTAL.
2. WORKING WITH THE TOWN ENGINEER, THE APPLICANT WILL INCLUDE APPROPRIATE CROSS EASEMENT FOR EGRESS AND PARKING ON THE FINAL PLAT.
3. AN UPDATED PARKING ANALYSIS SHALL BE SUBMITTED TO THE TOWN PLANNER AT THE TIME OF BUILDING PERMIT.
4. AT THE TIME OF FINAL PLAT SUBMISSION, THE APPLICANT SHALL SUBMIT AN UPDATED LIGHTING AND LANDSCAPING PLAN SHOWING FULL COMPLIANCE WITH THE TOWN'S LANDSCAPING BUFFER DETAIL REGARDING BERMING AND REQUIREMENTS FOR GROUND COVER/VEGETATION.
5. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ALL FEES.

COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

6.2 DISCUSSION AND ACTION – The Lochs at Waters Edge

Vertical Development LLC is requesting approval of preliminary plat and site plan applications for a townhome project proposed for phase 7D of the Waters Edge Zoning District. The Mayor and City Council will take appropriate action.

Mayor Farnworth turned the time over to James Doolin with Venture Development, LLC.

Mr. Doolin reviewed their application. The proposed project met the requirements. Councilmember Riley asked if the facade would be the same all the way around the building. Mr. Doolin explained where the different materials would be located on the units. Using the site plan diagram, Mr. Doolin pointed out where the crosswalks would be located. He added that the project would be located just south of the Vineyard Connector and north of Vineyard Loop Road off of Main Street.

There was a discussion about fencing.

Mr. Brim explained that he provided a table in the staff report that covered the main issues. There was a question about the roads. The explanation was that the interior roads would be private. Mr. Overson further explained that there would be 26 feet of asphalt on those roads.

There was discussion about the amenities, which included trails.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED TO APPROVE THE PRELIMINARY PLAT AND SITE PLAN FOR THE LOCHS AT WATERS EDGE WITH THE FOLLOWING FINDINGS AND CONDITIONS:

FINDINGS:

1. WITH THE CONDITIONS BELOW, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES.

CONDITIONS:

1. A FINAL SITE AND FENCING PLAN BE SUBMITTED AT THE TIME OF BUILDING PERMIT SUBMITTAL.
2. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ALL FEES.

COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

6.3 DISCUSSION AND ACTION – CDBG Program Interlocal Agreement

(Resolution number 2016-09)

In 2010 Vineyard entered into an Interlocal Cooperation Agreement with Utah County to participate in the U.S Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). The Interlocal Cooperation Agreement was for Federal Fiscal Years 2011, 2012, and 2013 and successive 3 year periods thereafter. The Interlocal Agreement automatically renews every three years unless a unit of government opts out. However, due to federal regulations changes have been made to the civil rights and fair housing language. In the spring a new interlocal agreement was signed by the mayor, however HUD rejected them and has required that new resolutions be passed and then the new interlocal agreement be signed. The Mayor and City Council will by resolution vote to approve (or deny) this request.

There was a brief discussion about the agreement.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE BY RESOLUTION 2016-09 THE CDBG INTERLOCAL AGREEMENT WITH UTAH COUNTY AND AUTHORIZED THE MAYOR TO SIGN THE AGREEMENT. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER, GOODMAN, AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

CLOSED SESSION – No closed session was held.

ADJOURNMENT

Mayor Farnworth called for a motion to adjourn.

Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:22 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is September 14, 2016.

MINUTES APPROVED ON: September 14, 2016

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY CLERK/RECORDER